



Regional Housing Needs Workshop

Regional Housing Needs Distribution Process
1999-2006






Regional Housing Needs **Regional Housing Need is about...**

 Providing opportunity for housing

 Addressing the cost of housing



Regional Housing Needs **ABAG Role**

-  Develop a methodology that fairly and simply distributes a share of the regional housing need number to each jurisdiction
-  Distribute Regional Need, as determined by HCD (State), to each jurisdiction in the region
-  Provide information and support during and after process is complete






Regional Housing Needs **Jurisdiction Role**

 Incorporate RHND numbers into housing element update


 Plan for housing in the community


 Work to implement the housing element goals


What ABAG has done to facilitate the RHND process


-  Developed a regional methodology with input from elected officials and planners from the Bay Area
-  Negotiate with the State concerning regional need number
-  Attempted data collection and identified a housing contact for each jurisdiction


Regional Housing Needs **RHND Timeline**

-  Second release numbers to each jurisdiction (February 1, 2000)

-  Initiate the required 90 Day jurisdictional review period
(Begins February 1, 2000-----Ends April 30, 2000)

-  ABAG Staff 60 days to respond to jurisdictional comments and questions
(Begins May 1, 2000-----Ends June 30, 2000)

-  Executive Board requested to approve final RHND numbers
(July 20, 2000)

-  Appeals Process initiated as necessary
(August 1, 2000)

Negotiations with State Regarding Regional Housing Need

**ABAG Projections Model
Housing Units**

185,823

**HCD Regional Housing Need
Determination for Region as of
September 1999**

310,761

**HCD Regional Housing Need
Determination for Region after
negotiations, as of October 1999**

230,743

Regional Housing Needs Methodology Review

Jurisdiction

ALAMEDA COUNTY

Households 2006	Households 1999	Household Growth	Regional Household Growth Total	Share of Household Growth
539,570	minus 504,384	equals 35,186	177,318	19.84%

Jobs 2006	Jobs 1999	Job Growth	Regional Job Growth Total	Share of Job Growth
797,228	minus 709,658	equals 87,570	422,754	20.71%

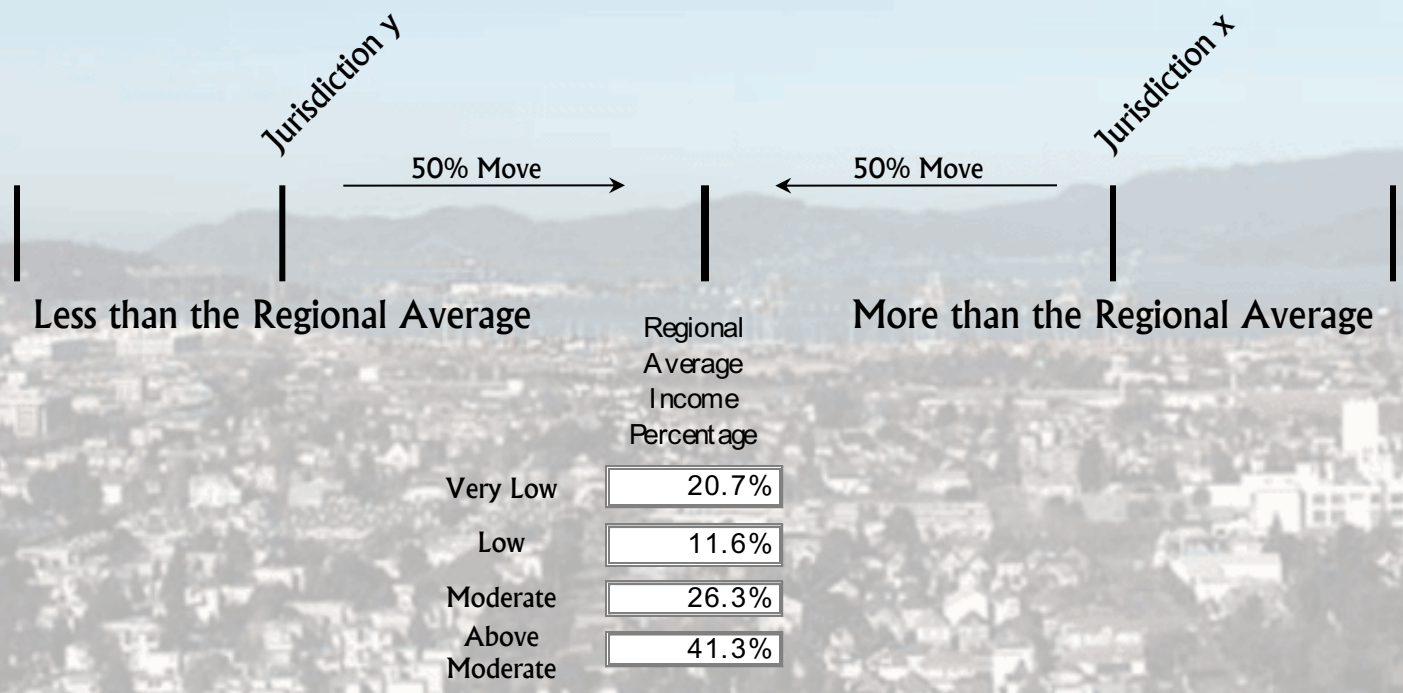
Share of Job Growth	Weight Factor	Share of Household Growth	1 Minus Weight	HCD Regional Need	RHND Allocation
(20.71%	x 0.1	plus 19.84%	x 0.9) x 230,743	equals 45,988

Average Yearly Need 6,132

Percentage of Regional Need 19.93%

Regional Housing Needs **Income Distribution Explanation**

Each Jurisdiction Moves
50% Towards the 1990 Regional Average



Regional Housing Needs Alameda County

Income Distribution

Jurisdiction	RHND Allocation	Very Low	Low	Moderate	Above Moderate	Average Yearly Need
ALAMEDA	1,559	321	196	437	605	208
ALBANY	132	31	16	36	49	18
BERKELEY	721	201	88	175	257	96
DUBLIN	4,891	720	495	1,285	2,391	652
EMERYVILLE	677	156	85	195	241	90
FREMONT	6,612	1,067	649	1,774	3,122	882
HAYWARD	1,861	411	232	544	674	248
LIVERMORE	3,889	669	381	1,059	1,780	519
NEWARK	989	163	91	272	463	132
OAKLAND	4,677	1,356	602	1,175	1,544	624
PIEDMONT	29	4	2	6	17	4
PLEASANTON	4,537	656	424	1,101	2,356	605
SAN LEANDRO	1,023	230	129	293	371	136
UNION CITY	2,626	457	263	747	1,159	350
ALAMEDA UNINCORPORATED	11,763	3,962	1,739	3,064	2,998	1,568
County total	45,986	10,404	5,392	12,163	18,027	6,132



Regional Housing Needs **RHND Revision Criteria**

"Accepted Planning Methodology". .. refers to the logical organization and analysis of acceptable data that is consistent with Government Code, Section 65584(a) and with ABAG Executive Board action.

"Acceptable Data"- . Alternative data that is used for requesting a revision of a locality's share of the housing need must conform with all of the following requirements..

- a. "Available": Data generally accessible to the public that does not have proprietary or other conditions rendering them difficult to obtain or process;
- b. "Accurate": Data which are reasonably free from defect, developed in accordance with an established methodology, and have produced reliable estimates over time;
- c. "Current"- . Data which are more recent than existing data sets used in the RHND calculation and thus portrays local conditions in a more accurate and representative fashion;
- d. "Replicable": Data which can be reproduced in other jurisdictions and lend themselves to widespread application to a housing market area larger than a single jurisdiction.



Regional Housing Needs **RHND** *Revision Criteria cont..*

"Consistent": Data which takes into consideration the criteria cited ,in Government Code, Section 65584(a) as further defined in other supporting statutes and case law.

Each Request for Revision must...

1. Be based upon available data
2. Take into consideration market demand for housing
3. Be based upon employment opportunities
4. Take into consideration the availability of suitable sites and public facilities
5. Take into consideration commuting patterns
6. Take into consideration the type and tenure of housing need
7. Take into consideration the loss of units contained in assisted housing developments
8. Take into consideration the housing needs of farmworkers



Regional Housing Needs **ABAG Appeal Criteria**

- ▣ Each jurisdiction in the ABAG region will be given one opportunity to appeal the decision by the Executive Board.
- ▣ The jurisdiction that is appealing shall identify another recipient (other jurisdiction(s)) willing to incorporate any proposed reduction in housing need.
- ▣ Any revision of housing need will remain within the same county as the appealing jurisdiction.
- ▣ Previous available information not raised during the 90-day Review and Revision period cannot be presented during the appeals process.

The graphic features a blue gear icon on the left. To its right, the text "Regional Housing Needs" is written in a blue, cursive font. Below this, the text "Sphere of Influence Issues" is written in a larger, bold, blue, cursive font. A horizontal blue line runs across the page below the title.

Regional Housing Needs Sphere of Influence Issues

To protect the cities and counties interests, staff is developing a method and policy framework for redistributing housing need responsibilities between the cities and counties at times of annexation. It appears that no process presently exists for redistribution of need, so staff suggests a program that would include the following:

- Identifying and quantifying housing units within unincorporated areas. Those that are within the sphere of influence (SOI) of each city and those units outside of the SOIs (within county lands) would be divided into groups for use in any redistribution.
- A method for redistributing those units in the SOIs between the city and county, upon annexation of land between jurisdictions. Such a calculation of the housing need within a given geographical area could be used for identifying that area's percentage of the actual SOI lands. This would lead to negotiations between the jurisdictions, but would not allow for loss of overall RHND units.

Regional Housing Needs Sphere of Influence Issues

	Column 1	Column 2	Column 3
Jurisdiction	RHND Allocation* Current City Boundaries	RHND Allocation Unincorporated SOI	RHND Allocation SOI Boundaries
ALAMEDA	1,559	0	1,559
ALBANY	132	0	132
BERKELEY	721	0	721
DUBLIN	4,891	1,370	6,261
EMERYVILLE	677	0	677
FREMONT	6,612	0	6,612
HAYWARD	1,861	287	2,148
LIVERMORE	3,889	2,178	6,067
NEWARK	989	0	989
OAKLAND	4,677	0	4,677
PIEDMONT	29	0	29
PLEASANTON	4,537	267	4,804
SAN LEANDRO	1,023	0	1,023
UNION CITY	2,626	91	2,717
Unincorporated*	11,763		**7,570
Alameda County Total	45,986	4,193	45,986

* RHND Allocation based upon ABAG Projections 2000 Jurisdiction Boundaries

** Subtract sum total of Column 2 from total of Unincorporated RHND Allocation in Column 1

 **Blueprint for Bay Area Housing Update**

 **Showcase examples of Bay Area Housing projects on the Housing Needs Website**

 **Housing Element Workshops**